Outlook

DR 18-24 SAJ (1001 Oak Hill Rd.) - Caltrans Comments

From Ayon, Llisel@DOT <Llisel.Ayon@dot.ca.gov>
Date Wed 11/6/2024 5:56 PM
To Eisberg, Jean <jeisberg@ci.lafayette.ca.us>

Hi Jean,

Thank you for including Caltrans in the review process for the above referenced project. Please see below for our comments and let me know if you have any questions.

Construction-Related Impacts
Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits (*link*). Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State transportation network (STN).

Encroachment Permit
Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits (*link*). Please note that the checklist TR-0416 is used to determine the appropriate Caltrans review process for encroachment projects. Your application package may be emailed to D4Permits@dot.ca.gov.

Thank you,

Llisel Ayon
Associate Transportation Planner
Caltrans, District 4 | Local Development Review
Cell: (510) 506-6184

Caltrans

CENTRAL SAN
CENTRAL CONTRA COSTA SANITARY DISTRICT 5019 IMHOFF PLACE, MARTINEZ, CA 94553-4392

PHONE: (925) 228-9500
FAX: (925) 228-4624
www.centralsan.org

ROGER S. BAILEY
General Manager

J. LEAH CASTELLA
Counsel for the District

KATIE YOUNG
Secretary of the District

February 11, 2025

Jean Eisberg
Contract Planner- City of Lafayette
415-516-4479
jeisberg@ci.lafayette.ca.us

SUBJECT: 1001, 1007, 1009 Oak Hill Rd., Lafayette
APN: 243-030-033, 243-030-041, 243-030-020, 243-030-038,
Central San Response

Dear Jean Eisberg,

According to Central Contra Costa Sanitary District (Central San) records, the project site is within Central San's service area and is currently receiving sewer service.

Development Information: (*Based on the information provided)*

- **Existing Use:** Office Building
- ***Planned Project Description***: Request for 1) Design Review, 2) Category II Tree Permit, 3) Grading Permit, 4) Major Subdivision to redevelop four parcels containing three existing office/retail buildings and construct a 7-story mixed use development totaling 172,399 gross sq. ft. in area with 90 for-sale units, including 2,000 sq. ft. commercial area, 186 subterranean parking spaces and 52 bicycle spaces, and removing 22 trees

Site-Specific Development Conditions:

- Prior to the existing buildings being demolished, the private side sewers will need to be properly capped or abandoned with Central San permits.
- The proposed project includes commercial business activity use. The applicant should be aware that Central San's Environmental Compliance requirements are applicable to potential commercial tenants. Central San's Environmental Compliance Section review could require the installation of new pre-treatment devices.
- The side sewer connection for 3572 Terrace Way appears to traverse 1007 Oak Hill Rd. An effort to determine the exact location should be made to prevent damage to the facility, dedicate appropriate land rights and to determine if relocation will be required with a Central San permit.
- Central San anticipates having the capacity to serve the proposed development. However, capacity is not reserved until the development is permitted by Central San. Additionally, an updated capacity review is advisable in advance of submitting a sewer service permit application if there are major changes to planned use types, the size of the facility, or sewer connection location.
- Standard pipe size for side sewers serving multi-family complexes should be 6-inch diameter and shall connect at a public sanitary sewer manhole.
- The applicant should promptly submit full-size improvement plans for Central San Permit staff to review and pay all applicable fees prior to receiving a building permit. For more information, the applicant should contact the Central San Permit Section at (925) 229-7371.

Sincerely,

Michelle Peon Del Valle
Engineering Assistant

Outlook

RE: Digital Referral: DR18-24 SAJ Development at 1001, 1007, and 1009 Oak Hill Rd

From Luttropp, Matt <MLuttropp@ci.lafayette.ca.us>
Date Mon 2/3/2025 5:31 PM
To Eisberg, Jean <jeisberg@ci.lafayette.ca.us>; Wolff, Greg <GWolff@ci.lafayette.ca.us>; Urzua, Sonia <surzua@ci.lafayette.ca.us>

Hello Jean,

It did not see my past comments in your files on the google drive but I believe these were my past comments:

1. I share the concerns outlined in the geotechnical report regarding possible impacts on the adjacent aqueduct. I would advise the applicant to reach out to EBMUD to determine if they will have requirements or recommendations to ensure the safety of the aqueduct.
    - This does not appear to have been addressed
2. It is not clear on the plans if the existing paved surface for the driveway will be removed and replaced. If this area is repaved the runoff from this surface must be treated as part of this project. As we have previously discussed a bio-retention basin may be constructed in the public right of way. Sizing, maintenance responsibilities, and irrigation for this facility can be discussed if it is determined that this will be required.
    - It remains unclear if the existing driveway will be removed and replaced or not. I did see that a bio-retention basin is proposed in the public right of way and a contributing area of public right of draining to the IMP is also shown. This is called out as an In Lieu area, what it is in lieu of? How much of the area to be treated is removed and replaced impervious surfacing that is the projects responsibility to treat and how much of it is runoff from existing City improvements.
3. Some of the drawings show islands being constructed along the frontage of the property in front of the existing sidewalk and the plans appear to designate these as bio-retention basis. This is highly desirable and further discussions regarding sizing, maintenance responsibilities and irrigation for this facility can be discussed to determine the specifics.
    - The specifics of the agreement remain to be worked out.

Matt Luttropp
Engineering Services Manager
925-299-3247

From: Eisberg, Jean <jeisberg@ci.lafayette.ca.us>
Sent: Monday, January 27, 2025 12:33 PM
To: Wolff, Greg <GWolff@ci.lafayette.ca.us>; Urzua, Sonia <surzua@ci.lafayette.ca.us>
Subject: Re: Digital Referral: DR18-24 SAJ Development at 1001, 1007, and 1009 Oak Hill Rd

Dear Referral Agencies,

Thank you for the referral letters received to date for the above-referenced project; we shared all of these letters with the applicant. The Planning Department has received an updated application, plan set and arborist report from the applicant.

Please review the revised plans and materials linked on Google Drive and send comments to me at your earliest convenience, but no later than Monday, February 10th. Note that the applicant has addressed some of your comments—in particular those related to trees and the landscape plan—but many comments have not yet been addressed.

Please contact me if you have any questions about the project.

Thank you,
Jean Eisberg

Jean Eisberg, AICP

City of Lafayette

Contract Planner

415-516-4479

From: Eisberg, Jean
Sent: Tuesday, October 22, 2024 7:29 PM
To: Wolff, Greg <GWolff@ci.lafayette.ca.us>
Subject: Digital Referral: DR18-24 SAJ Development at 1001, 1007, and 1009 Oak Hill Rd

Dear Referral Agencies,

The Planning Department requests your review of development application DR18-24 SAJ at 1001, 1007, and 1009 Oak Hill Rd (APN 243-030-033, 243-030-041, 243-030-020, and 243-030-038).

The scope of work includes:
- Demolition of three existing commercial buildings
- Construction of a 7-story mixed-use multifamily housing project, including:
  - 90 for-sale units
  - 2,000 sq. ft. of commercial area
  - Gross Floor Area of 172,399 sq. ft.

Please review the plans and materials linked on Google Drive and send comments to me at your earliest convenience, but no later than Wednesday, November 6, 2024. For your reference, this link also includes a folder of comments provided in 2022 for a previous version of the project. At that time the Planning Department received comments from the following departments, agencies: EBMUD, CCCFD, CCCBID, Central San, and Consulting Landscape Architect. The applicant has previously received approval for a 53-unit version of the project on the subject site; if approved, this application would supersede the previous approval.

Please contact me if you have any questions about the project.

Thank you,
Jean Eisberg

Jean Eisberg, AICP

City of Lafayette

Contract Planner

415-516-4479

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
4005 PORT CHICAGO HWY, STE 250, CONCORD, CA 94520 • (925) 941-3300 • CCCFPD.ORG

November 1, 2024

Ms Nancy Tran
City of Lafayette
Planning

Subject: Oak Hill Mixed Use 7 story building
1001 Oak Hill, Lafayette

CCCFPD Project No.: P-2022-018745

Dear Ms. Tran:

We have reviewed the development plan application to establish a seven story mixed use building with 90 dwelling units of unknown construction type at the subject location. The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), and Local and County Ordinances and adopted standards:

Note that not enough information was provided to do a comprehensive review.

1. If this building is determined to be a High Rise(highest floor used for human occupancy is located more than 75 feet above the lowest floor level having building acces) per CBC §403.1 then it shall comply with CBC chapter 4 and all other high rise requirements.

2. Access as shown on plans does not comply with Fire District requirements.

   Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. . (503) CFC

   Aerial Fire apparatus Access requirements is not met. If Aerial Fire Apparatus Access is not met then Fire District will require two fire rated stairwells to the roof with standpipes. The applicant would need to apply for an AMM.

   Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2022 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire

side of the building. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and building.

3. The project falls well outside the Fire District's ability to provide a ladder truck within a reasonable response time. The proposed location is 6.1 road miles from the nearest ladder truck (Fire Station 01) which is approximately an eight-minute travel time. Response areas with 5 buildings that are 3 stories or 35 feet or more in height, or with 5 buildings that have a Needed Fire Flow greater than 3,500 gpm, or any combination of these criteria, should have a ladder company. Further, the ISO Fire Suppression Rating Schedule (FSRS) standard states a ladder truck should be located within 2.5 road miles to those response areas. The project would need to provide mitigation for this lack of adequate fire service response capability.

4. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words: ***NO PARKING – FIRE LANE*** clearly marked. (22500.1) CVC, (503.3) CFC

   Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have ***NO PARKING – FIRE LANE*** signs posted, allowing for parking on one side only or curbs painted red with the words ***NO PARKING – FIRE LANE*** clearly marked. (22500.1) CVC, (503.3) CFC

5. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

6. The developer shall provide hydrants of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code. The proposed locations are acceptable to the Fire District. (C103.1) CFC

7. Provide emergency escape and rescue openings in Group R occupancies of type V construction. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

   Landscaping, signage and other obstructions must not hinder the positioning of firefighting ground ladders from apparatus access to the rescue windows.

8. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

   The developer shall submit scaled site improvement plans indicating:

   All existing or proposed hydrant locations,
   Fire apparatus access to include slope and road surface
   Aerial fire apparatus access,
   Elevations of building,
   Size of building and type of construction,

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Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
Striping and signage plan to include "NO PARKING-FIRE LANE" markings
Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

9. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC

   Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.

10. The building as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2022 edition of NFPA 13. Submit to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2022-34.

11. New buildings shall have approved radio coverage for emergency responders. An emergency responder radio coverage system shall be installed when the conditions of CFC 510.4.1 are not met. Testing shall be conducted and the results submitted to the Fire District prior to the building final. (510.1) CFC

12. The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC

13. Flammable or combustible liquid storage tanks shall ***not*** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

14. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases

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of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

15. The developer shall submit building construction plans and specifications for the subject project to the Fire District through the public portal (https://confire.vision33cloud.com/citizenportal/app/landing).
After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

    - Private underground fire service water mains
    - Fire sprinklers
    - Standpipe
    - Fire alarm
    - Fire pump if required
    - Energy systems
    - Emergency generator if required
    - Photovoltaic
    - Carbon Dioxide Systems
    - Commercial kitchen hood extinguishing systems
    - Emergency Responder Radio Coverage System (ERRCS)

    All projects shall be submitted to the Fire District for review and approval ***prior*** *to* construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

ALL PLAN SUBMITTALS SHALL BE SUBMITTED THROUGH THE FIRE DISTRICT'S PUBLIC PORTAL WEBSITE: https://confire.vision33cloud.com/citizenportal/app/landing

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

To schedule a Fire District Inspection of the Access and Hydrant installation prior to construction or the storage of combustible materials on the job site, contact the Fire District (minimum 2 working days in advance) at 925-941-3300 ext. 3902 OR schedule through the Fire District's Public Portal Website under the corresponding permit number.

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https://confire.vision33cloud.com/citizenportal/app/landing

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,

Michael Cameron
Fire Inspector

File: 1001 OAK HILL RD-PLN-P-2022-018745-REV1

4005 Port Chicago Hwy, Ste. 250 | Concord, CA 94520 | Phone: 925-941-3300 | Fax: 925-3309 | www.cccfpd.org

INSIDEOUT architecture | interiors | landscape

March 11, 2025

Jean Eisberg, Contract Planner
City of Lafayette
6375 Mount Diablo Boulevard, Suite 210
Lafayette, California 94549

Landscape Review #4: DR18-24 SAJ Development (Owner), SRB Zoning, Account #3292

Jeannie,

We have reviewed the resubmitted plans, with a Design Review Resubmittal date of February 21, 2025, to redevelop parcels at 1001, 1007, and 1009 Oak Hill Road.

Also reviewed was an updated arborist report, dated February 21, 2025, prepared by Bob Peralta.

Previous site visits were made on August 30, 2022; and November 7, 2024, and January 31, 2025.

Given this is the fourth review re this application, previous observations and recommendations have been omitted. The most recent items are shown in *gray italics*.

Recommendations for the Arborist Report / Services

1. *As previously recommended, trees have been numerically tagged and included on most of the relevant plans. While on-site, however, it was noted the tree tags are constructed of cardboard with a silver finish. Tree numbers have been etched into each tag rendering some of the tags illegible. Given the inclement weather and likely deterioration of the tags, most will be illegible within a year, if not sooner. Please replace with industry standard, metallic tags.*

   It appears that this has been implemented.

2. *A number of trees have been omitted from the survey/tree report. Based on a cursory review of the site conditions, these would include the following (some of which will require removal):*

   - *A multi-trunked Crataegus hawthorn north of the steps near tree #8*

   Tree, tagged as #59, has been included in the report, but not shown on plans. Please show on all relevant plans

3. *Given the commercial zoning designation of the subject property, existing trees on-site are considered 'downtown' or 'protected' trees. The downtown classification triggers a protected trees as "a tree of any size or species…" Please update mitigation calculations to reflect this classification.*

   Executed.

4. *Please prepare a separate Tree Protection Plan. Include Tree Protection Fencing detail (specify 6 foot high chainlink), fence locations, and all pertinent notes. The Tree Protection Plan should eventually be included in the Construction Document Set.*

   Adequately addressed.

Recommendations for the Architectural Set

5. *As previously mentioned, the proposed illustrative landscape depicted in the modeling is notably expansive and substantial in scale. The trees on the podium level are shown as being 2 to 3 stories in height. To realize this vision, it will be necessary to provide an equally generous volume of soil with considerable depth—several feet deep. As the project progresses, careful planning should be undertaken to ensure that the soil conditions are adequate to support such lush and significantly sized plantings.*

   In the response letter to the City, the Project Architect has noted that the design teams will work together to realize the *design intent* depicted in the 3D renderings.

Recommendations for Sheet A4.1, *Enlarged Details*

6. The detail of the perimeter fence and retaining wall dimensions a 6-foot height wood fence from the top of the retaining wall. The retaining wall height 'varies'. Per code, the height of the fence wall to the finished grade at the 'outside' of the fence cannot be higher than 6 feet (an open trellis feature may extend an additional 18 inches above the fence). As depicted in the shown section, the height of the fence exceeds 6'-0".

Recommendations for Sheet L1.01-L1.06, *Landscape Plans (at various levels)*

7. *The proposed landscape plans are illustrative and diagrammatic (an appropriate level for the design review phase). As plans progress, please specify individual plantings that will thrive in the site conditions with respect to sun/shade, soil volume and water requirements.*

   Addressed per response letter.

Recommendations for Sheet L3.01, *Planting Palette and Notes*

8. *The Planting List references a number of appropriate, drought tolerant plantings suitable for the Lafayette microclimate. As noted previously, some of the larger sized native oaks will require ample space in which to develop and thrive.*

Item has been addressed.

9. *The inclusion of the native species California Bay (Umbellularia californica) and Black oak (Quercus kelloggii) are not recommended in this urban and constrained environment. While they may be a splendid species in the wild, they will likely suffer in the conditions that the proposed site improvements offer.*

   The two species remain on the list. While the California bay may be considered a 'tough tree' that can tolerate constrained conditions, it is a know carrier of Sudden Oak Death and not recommended at this locale given the existing oaks north of the site.

   Item has been addressed.

10. *Please remove the following species that either CAL Invasive Plan Species Council (California specific) or Invasive Plant Atlas (national) have identified as invasive:*

    - *Albizia julibrissin, Mimosa tree*
    - *Berberis t. atropurpurea, Redleaf Barberry*
    - *Kniphofia uvaria 'Blaze', Red hot poker*

    The previously proposed species have been removed from the list.

Recommendations for Sheets L4.01-L4.05, *Planting Plans (at various levels)*

11. *The proposed planting plans, while "technically illustrated", neglect to identify any proposed species. Again, at this stage, this is an appropriate level of development for the proposed planting, as the Site Plan will likely change and revisions will ensue. As plans progress, please specify individual planting that will thrive in the site conditions with respect to sun/shade, soil volume and water requirements.*

    As noted in the response letter. "In*dividual plantings will be shown on final planting plans submitted at building permit".* Once a detailed Planting Plan is submitted for City review, additional comments may be rendered regarding the size, placement and appropriateness of the proposed species.

12. *Given the concern for ample room for a native to thrive, consider locating a Coast live oak at the planting area off the southwest corner of the building as shown on Sheet L4.01, Planting Plan - Level 1 (two smaller trees are currently shown at this location; three at the same location on sheet L4.04). The tree can serve as a mitigation credit.*

    See Item 9.

Please contact us if you have questions or need additional information.

Sincerely,

INSIDEOUT DESIGN, INC

Pennell Phillips

City Landscape Consultant
Landscape Architect, 5602
Certified Arborist, WE-6608A

Outlook

RE: Digital Referral: DR18-24 SAJ Development at 1001, 1007, and 1009 Oak Hill Rd

From Grezdo, Tessa <TGrezdo@republicservices.com>
Date Thu 2/6/2025 7:01 PM
To Eisberg, Jean <jeisberg@ci.lafayette.ca.us>; Wolff, Greg <GWolff@ci.lafayette.ca.us>; Urzua, Sonia <surzua@ci.lafayette.ca.us>

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Good afternoon,

Our feedback remains the same.

- Can they provide us with a more detailed trash room plan?
  - We would like to review how our drivers will be accessing containers and ensure that there will be enough space in the trash room for all of their bins.
- It looks like there are two chutes (likely one for recycle and one for trash). Since SB 1383 requires residents to compost, where will the organics carts be stored and how will residents access them?

Thank you!

Tessa Grezdo
Sustainability Advisor

441 North Buchanan Circle
Pacheco, CA 94553
e tgrezdo@republicservices.com
c 925.812.7571
w [republicservices.com/municipality/recyclesmart-ca]RepublicServices.com/Municipality/RecycleSmart-ca

REPUBLIC SERVICES

Sustainability in Action

From: Eisberg, Jean <jeisberg@ci.lafayette.ca.us>
Sent: Monday, January 27, 2025 12:33 PM
To: Wolff, Greg <GWolff@ci.lafayette.ca.us>; Urzua, Sonia <surzua@ci.lafayette.ca.us>
Subject: Re: Digital Referral: DR18-24 SAJ Development at 1001, 1007, and 1009 Oak Hill Rd

This Message Is From an External Sender
This message came from outside your organization.
Report Suspicious

Dear Referral Agencies,

Thank you for the referral letters received to date for the above-referenced project; we shared all of these letters with the applicant. The Planning Department has received an updated application, plan set and arborist report from the applicant.

Please review the revised plans and materials linked on Google Drive and send comments to me at your earliest convenience, but no later than Monday, February 10th. Note that the applicant has addressed some of your comments—in particular those related to trees and the landscape plan—but many comments have not yet been addressed.

Please contact me if you have any questions about the project.

Thank you,
Jean Eisberg

Jean Eisberg, AICP

City of Lafayette

Contract Planner

415-516-4479

From: Eisberg, Jean
Sent: Tuesday, October 22, 2024 7:29 PM
To: Wolff, Greg <GWolff@ci.lafayette.ca.us>
Subject: Digital Referral: DR18-24 SAJ Development at 1001, 1007, and 1009 Oak Hill Rd

Dear Referral Agencies,

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The scope of work includes:
- Demolition of three existing commercial buildings
- Construction of a 7-story mixed-use multifamily housing project, including:
  - 90 for-sale units
  - 2,000 sq. ft. of commercial area
  - Gross Floor Area of 172,399 sq. ft.

Please review the plans and materials linked on Google Drive and send comments to me at your earliest convenience, but no later than Wednesday, November 6, 2024. For your reference, this link also includes a folder of comments provided in 2022 for a previous version of the project. At that time the Planning Department received comments from the following departments, agencies: EBMUD, CCCFD, CCCBID, Central San, and Consulting Landscape Architect. The applicant has previously received approval for a 53-unit version of the project on the subject site; if approved, this application would supersede the previous approval.

Please contact me if you have any questions about the project.

Thank you,
Jean Eisberg

Jean Eisberg, AICP

City of Lafayette

Contract Planner

415-516-4479

REVIEW OF AGENCY PLANNING APPLICATION

THIS IS NOT A PROPOSAL TO PROVIDE WATER SERVICES

The technical data supplied herein is based on preliminary information, is subject to revision and is to be used for planning purpose ONLY

DATE: 11/05/2024	EBMUD MAP(S): 1530B510	EBMUD FILE:S-11672
AGENCY: City of Lafayette Planning Services Division Attn: Jean Eisberg 3675 Mt. Diablo Blvd., Suite 210 LAFAYETTE, CA 94549	AGENCY FILE: DR18-24	FILE TYPE: Development Plan
APPLICANT: SAJ Development LLC / Jeffrey Stone 406 Fernwood Dr. Moraga, CA 94556		OWNER: SAJ Development 406 Fernwood Dr. Moraga, CA 94556

DEVELOPMENT DATA

ADDRESS/LOCATION: 1001, 1007, & 1009 Oak Hill Road City:LAFAYETTE Zip Code: 94549

ZONING:SRB PREVIOUS LAND USE: Commerical

DESCRIPTION: Major Subdivision to redevelop four parcels to construct a 7-story mixed use development totaling 172,399 gross sq. ft. in area with 90 for-sale units, including 2,000 sq. ft. commercial area.	TOTAL ACREAGE:1.2 ac.

TYPE OF DEVELOPMENT:
Multi Family Residential:90 Units
Commercial:2000 Sqft Other:172399 Sqft

WATER SERVICES DATA

PROPERTY: in EBMUD	ELEVATION RANGES OF STREETS: 312-328	ELEVATION RANGE OF PROPERTY TO BE DEVELOPED: 312-372

All of development may be served from existing main(s)
Location of Main(s):Oak Hill Road

PRESSURE ZONE	SERVICE ELEVATION RANGE
E3A	250-450

None from main extension(s)
Location of Existing Main(s):

PRESSURE ZONE	SERVICE ELEVATION RANGE

COMMENTS

See attachment

CHARGES & OTHER REQUIREMENTS FOR SERVICE:
Contact the EBMUD New Business Office at (510)287-1008.

11/5/2024

Chien Wang,Associate Civil Engineer; DATE
WATER SERVICE PLANNING SECTION

Attachment

Review of Agency Planning Application

City File: DR18-24 (1001, 1007, 1009 Oak Hill Road, Lafayette)

EBMUD File: S-11672

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multifamily residential and mixed-use multi-family and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code.

The property is located on a street or road with three or more traffic lanes and curb parking, or with four or more traffic lanes, or which is divided, or which contains a subsurface structure or facility that could interfere with the normal installation of a service lateral; therefore, a parallel water main, to be installed at the project sponsor's expense, may be required to serve the property.

When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions of providing water service to the development. Engineering and installation of water mains and meters requires substantial lead time, which should be provided for in the project sponsor's development schedule. No water meters are allowed to be located in driveways. The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense. Due to EBMUD's limited water supply, all customers should plan for shortages in time of drought.

EBMUD owns and operates Lafayette Nos. 1 and 2 Aqueducts and a 16-inch water distribution pipeline located in EBMUD property owned in fee (Property No. CC-134) adjacent to the project limits (see enclosed EBMUD distribution map 1530B510). The Lafayette Aqueducts are critical for water supply to EBMUD Orinda, Walnut Creek and Lafayette Water Treatment Plants, and the 16-inch pipeline provides water service to the existing commercial property. The integrity of these pipelines needs to be maintained at all times. Any projects being planned within or immediately adjacent to EBMUD property will need to follow EBMUD's Procedure 718 – Authorized Uses of Pipeline Right-of-Way. A copy of the procedure is enclosed for your reference. Design drawings for any project encroachment (roadway, utility, facility, etc.) or

restoration projects crossing or within the Aqueduct property or right-of-way will need to be submitted to EBMUD for review of possible drainage, site grading, fencing, construction access, and other conditions that may impact EBMUD property. If the project involves the construction of retaining walls and fences along the property line; these must be constructed completely outside of EBMUD property, including all footings. The project sponsor shall contact EBMUD's Survey Section to coordinate identifying, locating and marking correct property lines.

EBMUD requires a full set of drawings (full size or 11" x 17") as well as an electronic copy in PDF format. All submittals shall be sent to the attention of Vincent H. Pon, P.E., Superintendent of Aqueduct Section, 1804 West Main Street, Stockton, CA 95203. Additional information and an encroachment package are included in EBMUD's Procedure 718. Applications for non-EBMUD uses will not be processed unless accompanied by the appropriate application fees outlined in the current applicable Water and Wastewater System Schedule of Rates and Charges and Fees. Contractors must secure an encroachment permit from EBMUD Aqueduct Section prior to mobilizing and starting construction work. A pre-construction meeting with EBMUD is mandatory.

Cc: M. Elawady, V. Pon

EAST BAY MUNICIPAL UTILITY DISTRICT

LOCATIONS ARE APPROXIMATE – NOT INTENDED FOR DESIGN PURPOSES – REQUEST AS-BUILT DRAWINGS IF NEEDED FOR DESIGN WORK

Potable Distribution System

- Potable Pipeline
- Service Lateral
- System Valve (*OL* = *Opens Left*)
- Check Valve
- Zone Valve
- Change of Pipe ID
- Rate Control Station
- Regulator
- Pressure Reducing Station
- Flow Meter
- Manhole
- Service Connection
- Hydrant
- Facility
- Pumping Plant

Supply System

- Supply Pipeline

Landbase

- EBMUD Right of Way
- Right of Way Crossing
- EBMUD Property

N

0 125 250 500

Feet

This information is furnished as a public service by East Bay Municipal Utility District (District). The District makes every reasonable effort to produce and publish the most current and accurate information possible. However, the District makes no warranty express or implied, concerning this information's accuracy, completeness, reliability, or suitability for the recipient's intended use. Furthermore, the District assumes no liability associated with the use or misuse of this information. If you do not accept these terms, you must refrain from using the information and immediately return it. Please notify the District if discrepancies in the provided information are found.

By receiving the requested information, you agree that you, and any of your representatives authorized by the District to possess the information, will use the information only for the authorized purpose for which you requested it. If you obtained the information to prepare construction documents, you may make the information publicly available only to the extent necessary for safe construction. In all other circumstances, you may not provide any of the information, or any copy of it, to any other person or entity without the District's prior written approval. When you no longer require the information for your use, you must return or destroy all copies of the information. If you do not accept these terms, you must refrain from using the information and immediately return it.

1530B510

S-11672

PROP CC-133 PROP CC-131 PROP CC-134 PROP CC-136 PROP CC-135 PROP CC-137 PROP CC-138 PROP CC-139 PROP CC-140 PROP CC-141 PROP CC-141A

AQUEDUCT NO 2 AQUEDUCT NO 1

OAK HILL TUNNEL

LAFAYETTE

DEER HILL RD

MT DIABLO BLVD

BICKERSTAFF RD

CHESTNUT ST

CRESCENT AVE

WEST RD

DOLORES DR

VIA ONEG

VIA ROBLE

MONSON LN

HAPPY VALLEY CT

HESTER BAKER LN

LOIS LN

OAK HILL RD

S THOMPSON RD

TERRACE WAY

FIESTA LN

WILKINSON LN

DEWING AVE

MOUNTAIN VIEW DR

HOUGH AVE

GIR CT

1527B512 1530B512 1533B512 1530B510 1533B510 1527B508 1530B508

Date Printed: 6/27/2024

Procedure 718

EFFECTIVE 08 JUL 20

SUPERSEDES 25 MAY 17

LEAD DEPARTMENT O&M

AUTHORIZED USES OF PIPELINE RIGHTS-OF-WAY

PURPOSE – To establish procedures and criteria for review and authorization of overhead, surface, and sub-surface use of District-owned and easement established property containing raw and distribution water aqueducts and pipelines ("pipelines") for purposes other than installation, maintenance, and operation of District pipelines.

Forms Used

L-14 Limited Land Use Permit
K-47 Work Request Agreement
N-15 Certificate of Public Liability Insurance
N-17 Certificate of Workers' Compensation Insurance
Application for Use of EBMUD Property or Request for Information
General Fund Receipts for Miscellaneous Payments

Authority and Responsibility

Use, development, and control of fee-owned and easement established rights-of-way for District and non-District uses must be consistent with the District's operations, maintenance, security, and the rights and obligations of the District. District and non-District uses of District-owned pipeline rights-of-way may be permitted, at the District's sole discretion, only if the uses conform to Policy 7.01, Aqueduct and Distribution Pipeline Rights-of-Way Maintenance and the requirements of this Procedure.

- No use of District pipeline rights of way or property by others will be permitted as a condition to meet city/county zoning requirements or to obtain any land use permit, approval, or entitlement affecting properties not owned by the District.
- No use of District properties by others will be permitted except under terms of a written agreement.
- Use of pipeline rights-of-way for District purposes shall have the concurrence of the Director of Operations and Maintenance and shall include all applicable protections required for similar third-party use.
- The Board of Directors has exclusive authority to approve any proposed right-of-way use requiring the adoption and implementation of one or more mitigation measures to minimize potentially significant environmental impacts.
- The decision whether to authorize any party other than the District to use District-owned property containing pipelines for any non-District purpose is a legislative act undertaken at the sole discretion of District staff. No notice or hearing is required to consider an application for use of such property, and staff's decision is not subject to appeal.

Acceptable long-term uses of the pipeline rights-of-way include but are not necessarily limited to: utility crossings, road crossings, limited agriculture, equestrian and pedestrian trails, parks, oil and gas leases, and District-owned ground water wells. Acceptable long-term uses of rights-of-way and easements for future pipelines will be evaluated upon facility completion. Such uses will be authorized in writing. All approved uses will conform to the requirements and limitations described in the attached EBMUD Requirements for Entry or Use of Pipeline Rights-of-Way (Requirements for Entry or Use) and all other conditions as specified in the written approval.

The Water Supply Division and the Water Treatment and Distribution Division are each primarily responsible to implement this Procedure with respect to proposed uses of rights-of-way containing a facility "owned" by that Division. Facility "ownership" for this purpose is determined based on which Division has "Overall Responsibility" for the facility according to Table 1 of Procedure 706 – Facilities: Inspection, Maintenance and Repair. Wherever this Procedure allocates responsibility to both Divisions in the

alternative, the responsibility shall rest with the Division which owns the facility within the right-of-way which is proposed to be used.

The Water Supply or the Water Treatment and Distribution Divisions are responsible for monitoring permitted uses and detecting and preventing unauthorized uses of pipeline rights-of-way, respectively.

The Office of General Counsel and the Manager of Real Estate Services will be consulted when an unauthorized user will not voluntarily desist.

The Water Supply or the Water Treatment and Distribution Divisions are responsible for coordinating the development of recommendations with respect to the terms and conditions to be stipulated when a District or non-District use of a pipeline right-of-way is to be permitted.

The Director of Engineering and Construction shall be consulted as necessary to provide location analysis or to determine what structural, grading, drainage, corrosion protection or other engineering measures are required and to obtain estimates of engineering, design and inspection costs.

Inquiries and Applications for Use

Applications and inquiries for use of pipeline rights-of-way shall be processed by the Water Operations Department. Applications for non-District uses will not be processed unless accompanied by the appropriate application fees specified in the District's "Water and Wastewater System Schedules of Rates and Charges, Capacity Charges, and Other Fees".

The **Water Operations Department** is responsible for:

- Providing requirements for use of the District's pipeline rights-of-way to applicants requesting use of the right-of-way. See the attached Requirements for Entry or Use.
- Providing requirements to applicants for proposed work located adjacent to the District's pipeline rights-of-way which has the potential to impact the District's pipelines (e.g., proposed excavations that may include use of tiebacks that could result in a vertical encroachment and/or excavations that have the potential for ground movements that could damage District pipelines).
- Checking for completeness of any permit (e.g., Encroachment Permit Application) to ensure compliance with the requirements for entry or use of pipeline rights-of-way contained in Requirements for Entry or Use plus any other conditions applicable to the proposed use.
- Collecting engineering, plan review and construction inspection costs and documentation of insurance coverage, if necessary.
- Monitoring existing encroachments and inspection of the construction of new approved encroachments.
- Providing information to the Engineering and Construction Department for technical input regarding additional permit requirements or special restrictions that may be applicable (in addition to those outlined in the Requirements for Entry or Use).
- Assuring proper environmental documentation for proposed uses through consultation with the Water Distribution Planning Division, when appropriate. Policy 7.01, Aqueduct and Distribution Pipeline Rights-of-Way Maintenance, requires the District to ensure that any construction impacts from third-party use of District rights of way are mitigated to the level of "no significant impact."

Real Estate Services is responsible for:

- Advising the Manager of Water Supply or the Manager of Water Treatment and Distribution of any real estate matters which relate to a specific proposed use.
- Collecting application fees and charges, preparing and executing limited land use permits, leases, easements, and all other property-related agreements (except for revocable licenses and temporary entry permits) and recommending fees and charges appropriate to the property use allowed, and for securing payment. See the current applicable Water and Wastewater System Schedule of Rates and Charges and Fees.
- Maintaining records relating to rights-of-way crossings and use, and providing information to the Engineering and Construction Department for the update of District pipeline drawings.

Types of Permit License or Easement

The Manager of Water Supply or Manager or Water Treatment and Distribution shall keep available the forms listing the general requirements set forth in Requirements for Entry or Use for each of the following:

Temporary Entry/Temporary Construction Permit

For temporary access to pipeline rights-of-way such as for surveying, potholing, construction, for temporary access via the District's right-of-way to property adjacent to the right-of-way, and other similar short-term situations.

Revocable License and Revocable Landscape License

For pipelines, sewers, storm drains, overhead and underground cables, public trails, landscaping and other crossings or lateral encroachments.

Limited Land Use Permit

Provides for agricultural or other surface use of the right-of-way for a period not to exceed one year (vehicular parking is prohibited). These permits are renewable annually if inspection reveals satisfactory conformance to conditions of permit.

Easement

For streets, highways, large pipelines, canals and railroads, and other permanent publicly-owned encroachments. Easements are officially recorded with the county having jurisdiction. The consideration for the easement (e.g., fee) will be based on the value of the property being encumbered.

The Manager of Water Supply or Manager of Water Treatment and Distribution shall request review of any proposed revisions to application forms and lists of requirements from the Engineering and Construction Department, Real Estate Services Division, Office of General Counsel, and the District's Pipe Committee.

Processing Applications

Temporary Entry Permits

The Manager of Water Supply or Manager or Water Treatment and Distribution may issue temporary entry and construction permits including imposing standard and temporary conditions relating to the use. The Manager of Real Estate Services and the Office of General Counsel will be consulted regarding unusual circumstances.

Revocable Licenses

The Manager of Water Supply or Manager of Water Treatment and Distribution, if warranted, shall conduct a field investigation to determine pipeline protection requirements and in consultation with the Design Division or the Pipeline Infrastructure Division, will set forth the engineering and operating requirements.

The Manager of Water Supply or Manager of Water Treatment and Distribution, shall then specify any and all requirements, including special conditions to the applicant, and discuss the terms and conditions of the license agreement as well as any processing, design and inspection costs and license fee. The Manager of Water Supply or Manager of Water Treatment and Distribution may then enter into a standard license agreement with relevant special conditions on behalf of the District. The Manager of Real Estate Services and the Office of General Counsel shall be consulted regarding any unusual circumstances.

Copies of all revocable licenses issued by the Water Supply Division or the Water Treatment and Distribution Division shall be provided to the Manager of Real Estate Services.

Limited Land Use Permits

The Manager of Water Supply or Manager of Water Treatment and Distribution, shall convey the District's requirements to the applicant and investigate to determine any special conditions.

Real Estate Services shall prepare the Limited Land Use Permit (Form L-14) in duplicate, including special conditions or stipulations, accompanied by a District-prepared location sketch that will refer to pipeline stationing and other appropriate location identifiers, including adjacent pipeline structures.

Engineering and Construction Department shall prepare the location sketch.

After payment of the stipulated consideration determined by Real Estate Services, the Manager of Water Supply or Manager of Water Treatment and Distribution shall review and execute the permit. These copies are then returned to the Manager of Real Estate Services, together with any stipulated consideration.

Forty-five days before expiration of a Limited Land Use Permit, the Manager of Real Estate Services shall notify the Manager of Water Supply or Manager of Water Treatment and Distribution, who shall investigate the permittee's operations. If renewal of the permit is recommended, the permit will be renewed by letter from the Manager of Real Estate Services.

Leases and Easements

The Water Supply or Water Treatment and Distribution Divisions shall conduct a field investigation to determine requirements for pipeline protection and, in consultation with the Design Division or Pipeline Infrastructure Division, if necessary, will set forth the engineering and operating requirements.

If structural or corrosion protective facilities are required, the Manager of Water Supply or Manager of Water Treatment and Distribution shall request the Manager of Design Division or Pipeline Infrastructure Division to proceed with the required design or plan reviews. (During design, the designer will communicate with the applicant's engineer.) Upon completion of design, the plans will be delivered to the applicant via the Manager of Water Supply or Manager of Water Treatment and Distribution, who will arrange for inspection as required.

The Manager of Real Estate Services shall discuss with the applicant the terms of the agreement and the amount of the consideration, including any processing, design, and inspection costs. Real Estate Services shall obtain an appraisal and engineering estimates, if necessary.

Upon agreement with the applicant, the Manager of Real Estate Services, shall draft, for review and approval by the Manager of Water Supply Division or the Manager of Water Treatment and Distribution Division and Office of General Counsel, an agreement granting the applicant the property interest under the terms and for the consideration as approved. Real Estate Services shall assure that evidence of insurance is provided, if required. The lease or easement shall be submitted to the District's Board of Directors for approval, if required by Procedure 108, Real Estate Transactions. Two copies of the lease or easement shall be sent to the applicant with instructions to sign and return the copies, together with the consideration, to the Manager of Real Estate Services. Easements shall be recorded and the applicant shall provide the Manager of Real Estate Services with the recording data.

Approvals

District and non-District uses of pipeline right-of-ways shall be confirmed in writing, listing any special conditions which may apply to the proposed use to the requesting District departments or third parties by the Manager of Water Supply or Manager of Water Treatment and Distribution.

Terminations

Any third-party use of the District's pipeline property may be terminated at the District's sole discretion, so long as the termination is authorized by and done in a manner compliant with the terms and conditions of the permit, license, or lease that governs the use. If the Water Supply Division or the Water Treatment and Distribution Division terminates any permit or license, the Manager of Real Estate Services and the Design Division shall be so notified by memo. The Office of General Counsel may be consulted before undertaking a termination which may affect the District's legal interests.

Terms and Conditions

The final determination of generally applicable terms and conditions appropriate for District uses of pipeline properties rests with the Director of Operations and Maintenance.

A specific third party applicant for use of pipeline property may be required, as a condition of approval of the application, to comply with the generally applicable terms and conditions, or with different or additional terms and conditions that are determined to be in the District's best interest. The decision to approve or deny an application, and the selection of terms and conditions of any approval, shall rest with the Director of Operations and Maintenance. There is no right to an administrative appeal or hearing, and the decision of the Director or designee is final.

Records

The Manager of Real Estate Services shall maintain a file containing copies of all documents relating to right-of-way crossings or uses, except for temporary encroachment permits, and is responsible for the assignment of right-of-way crossing numbers to approved documents.

The Engineering and Construction Department shall maintain as-built and right-of-way drawings and other information of pipelines. Updates to these drawings shall be made following:

1. Grant of Revocable License or Easement. Notice to be supplied by the Manager of Real Estate Services.

2. Completion of crossing construction covered by license or easement. Notice, including “as built” location data, to be supplied by the applicant to the Water Supply Division or Water Treatment and Distribution Division for transmittal to the Engineering and Construction Department. This notice will be routed through the Engineering and Construction Department, as necessary, then to the Manager of Real Estate Services.

3. Termination of any pipeline right-of-way use. Notice to be supplied by the Manager of Real Estate Services.

Required Fees

Pipeline right-of-way fees for the processing of applications and documents related to proposed uses are included in the “Water and Wastewater System Schedules of Rates and Charges, Capacity Charges, and Other Fees”. The Manager of Water Supply and Manager of Water Treatment and Distribution are responsible for periodic review and updating of Requirements for Entry or Use. The Manager of Real Estate Services is responsible for review and updating of Fees and Documentation Charges, Use of Aqueduct and Distribution Pipeline Rights-of-Way by Others.

References

Policy 7.01 – Aqueduct and Distribution Pipeline Rights-of-Way Maintenance
Procedure 108 – Real Estate Transactions
Procedure 436 – Miscellaneous Accounts Receivable and Cash Receipts
Procedure 706 – Facilities: Inspection, Maintenance and Repair
Requirements for Entry or Use of Pipeline Rights-of-Way (attached)
Water and Wastewater System Schedules of Rates and Charges, Capacity Charges, and Other Fees (as updated periodically)

EBMUD REQUIREMENTS FOR
ENTRY OR USE OF **PIPELINE RIGHTS-OF-WAY**

East Bay Municipal Utility District

1. Requests for encroachment rights or for other uses of the District's raw and distribution water aqueduct and pipeline ("pipeline") properties shall be directed to the Manager of Water Supply, 1804 West Main Street, Stockton, California 95203. Property uses shall only be permitted subject to appropriate written permit, license, easement, or lease agreement.

2. Requests for property uses shall be in writing and accompanied by a completed application, application fees, plan and profile drawings of the area and work involved. District pipeline stationing and adjacent above-ground structures must be shown. Applicant's horizontal and vertical control must be correlated to the District's. Drawings and maps shall be ANSI D size (22x34 inch) or ANSI B size (11x17 inch) and must also be provided in electronic .pdf format. Application must include complete insurance documentation.

3. The applicant must indemnify, defend, and hold harmless the District and associated personnel from and against any claims, losses, and liability arising by reason of the applicant's use of District's property or the applicant's acts or omissions pursuant to any permit or approval issued by the District, on such terms as the District may require. The applicant may be required to provide evidence of insurance coverage.

4. All requests for uses of District property must be consistent with requirements and limitations set forth by Procedure 718 and will be reviewed and approved on a case-by-case basis.

5. District land and facilities shall be restored to a condition as good as that which existed before applicant's entry on the right-of-way.

6. Applicant's use of property shall not increase District costs or interfere with District access, operations, maintenance, or repair of its facilities.

7. The applicant must pay the District the appraised value of the easement or lease, if appropriate, for the rights granted to the applicant. Appropriate environmental documentation must be completed in accordance with the California Environmental Quality Act before the rights can be granted. The District may require the applicant to prepare the documentation at its expense before the application will be considered for approval. The District will review the environmental documentation to determine whether it (i) adequately describes the applicant's project, (ii) contains a detailed disclosure and analysis of the project's impacts, (iii) describes feasible measures to mitigate any construction impacts to the District's right-of-way to a level of no significant impact, and (iv) is otherwise legally sufficient. The District may rely on any existing environmental documentation for the applicant's project if the District determines that the existing documentation meets the above-described standards.

8. For any District-approved encroachment, the applicant must pay the District for any of the following measures, as determined necessary by the District:

    a. Design of structural protective measures
    b. Design of fences or other structures
    c. Corrosion control protective measures
    d. District engineering, plan review, and inspection of activities
    e. Environmental documentation
    f. Application, permit or license fees.

9. The plan for the execution of the work must be approved by the District.

10. The type and weight of equipment working over the pipelines must be approved by the District.

11. The use of vibratory compaction equipment is prohibited on the pipeline right-of-way unless otherwise approved by EBMUD. Allowable compaction effort, allowable equipment, and maximum depth of each lift of fill shall be subject to District review and approval before start of construction.

12. A minimum of 48 hours notice must be given to the District before work commences on District pipeline right-of-way. Contact information will be provided in permit.

13. A minimum of 48 hours notice must be given to the District before work commences on District pipeline right-of-way. Contact information will be provided in permit.

14. A preconstruction meeting is required prior to start of work.

15. No building or portions of buildings shall be constructed on the property. No other types of structures shall be constructed unless specific approval is given by the District.

16. No longitudinal encroachments such as drainage ditches; gas, phone, or electrical lines; pipelines, or roads will be permitted. All property line fences (including footings) must be located completely outside pipeline property lines.

17. District staff shall monitor pile driving or other work which can result in vibration and occurs within 100 feet of the aqueducts. District staff shall also monitor other work located within 100 feet of the pipeline right-of-way, if such work has the potential to result in ground movements that could damage the District's facilities (i.e., large excavations with potential for horizontal or vertical ground deformations within the District's rights-of-way).

18. Railroad, freeway and highway crossings of the pipeline right-of-way shall be on permanent bridges with a minimum vertical clearance of 14 feet 6 inches between the finished ground surface and the underside of the bridge. Crossings of pipeline rights of way, on grade will be over structurally-encased aqueducts with a sleeve for a fourth aqueduct.

19. Street and road crossings constructed on grade shall incorporate protection of the pipelines. Protective measures will be designed by applicant's licensed engineer to District standards with specific District approval of each design.

20. Existing pipeline protective measures such as concrete slabs shall not be cut, penetrated, or otherwise disturbed. If a protective measure is cut, penetrated, or disturbed, it shall be replaced with a new protective measure, designed by applicant's licensed engineer to District standards with specific District approval of design.

21. Traffic control fences or approved barriers shall be installed along each side of the street, road or trail before opening to the public.

22. Temporary construction fences and barricades shall be installed by contractor as directed by the District.

23. No geotechnical exploration such as drilling or boring shall be allowed on an pipeline right-of-way without prior written approval from the District.

24. Any changes in finished grade in the pipeline right-of-way must be approved by the Aqueduct Section. Earth fills or cuts on adjacent property shall not encroach onto District property except where authorized for vehicular crossings on grade and where the District determines that there will be no detrimental effect on or maintenance of the pipelines.

25. Crossings shall be perpendicular to the pipelines and on a constant grade across District property.

26. Sanitary sewers, water lines, petroleum product lines, or other lines crossing above the pipelines must be encased in a steel, polyvinyl chloride (PVC), or reinforced concrete pipe conduit or be imbedded in reinforced concrete with a minimum vertical clearance of two (2) feet between the casing/embedment and the top of District pipelines. The casing shall extend the entire width of the pipelines right-of-way.

27. All pipelines crossing below the pipelines must be encased in a steel or reinforced concrete conduit and provide a minimum of three (3) feet of clearance between the casing and the bottom of the District pipelines.

28. Trenchless construction methods such as horizontal directional drilling or jack-and-bore between the top of the pipelines and the bottom of the protective structure (slab) are prohibited.

29. On pressurized pipe crossings, shutoff valves shall be provided outside and adjacent to both sides of District property.

30. At the point of crossing, steel pipeline crossings and steel casings shall incorporate electrolysis test leads, bond leads, and leads necessary for interference testing. Corrosion control devices, when required, must be approved by the District.

31. Cathodic protection for steel encasements must be installed as follows:

    - Provide a dielectric coating to the exterior surface of the steel casing within the District's right-of-way, 16 mil epoxy or equivalent.
    - Provide galvanic protection to the portion of the steel casing within the District's right-of-way in accordance with the National Association of Corrosion Engineers RP-01-69.
    - If the carrier pipe is constructed of ductile iron or steel, provide electrical isolation between the carrier and casing using casing insulators; redwood skids are not permitted.
    - Provide test results to the District demonstrating the adequacy of the cathodic protection system, and the adequacy of the electrical isolation of the carrier (if metallic) from the casing. The District reserves the right to witness any such tests.

32. Gravity drainage of District property shall be maintained. Open channels constructed across the right-of-way shall be paved with reinforced concrete. Headwalls, inlets, and other appurtenances shall be located outside District property. Drainage facilities shall be provided outside the District's property at the top and/or toe of fill slopes or cuts constructed adjacent to District property to assure adequate drainage.

33. Overhead electrical power conductors across the property shall be a minimum of 30 feet above ground. Communication and cable TV crossings shall be a minimum of 20 feet above the ground. Supporting poles or towers shall be located outside the pipelines right-of-way.

34. Buried electrical cables passing over the pipelines shall be installed in PVC conduit and encased in red concrete across the entire width of the right-of-way. In some cases, PVC-coated steel conduit with a red concrete cap may be substituted. All other buried cables shall be installed in conduits and marked in the appropriate Underground Service Alert (USA) colored marking materials and with surface signs installed at 4-foot intervals that include the utility name, type, and emergency contact information across the entire width of the right-of-way. The minimum vertical clearance between the conduit and the top of the District's pipelines is two (2) feet.

35. Electrical or telecommunications cables shall not be allowed to pass under the pipelines.

36. Vehicular parking and storage of equipment or material on aqueduct or distribution pipelines property are prohibited.

37. All District survey monuments and markers shall be undisturbed. If any District survey markers or monuments must be disturbed, they will be replaced or relocated by the District at applicant's expense prior to the start of any ground disturbing work.

38. All pipeline crossings involving mechanical excavation on the right-of-way require potholing of all pipelines at the site of the proposed crossing. Visible reference markings showing the pipeline alignments and depths to top of pipe shall be maintained for the duration of any mechanical excavation on District property. Excavations within two (2) feet of pipelines shall be made by hand. Entry permits are required for pothole work.

39. All grading or excavating of the right-of-way requires USA notification and the maintenance of a current inquiry identification number.

40. Certified six-sack mix is the minimum acceptable concrete batch to be used on the pipelines right-of-way. Concrete compression strength shall be 3,000 per square inch (PSI) or better at 28 days. If samples do not reach 3,000 PSI at 28 days, the entire section of slab or encasement related to that sample must be removed and replaced at applicant's expense.

41. Each truckload of concrete to be placed on the right-of-way may be sampled by the District. No water may be added to the mix after sampling.

42. Maximum allowable slump is three inches. All concrete exceeding three inches will be rejected and cannot be used on the right-of-way.

43. No traffic will be allowed over protective slabs until 3,000 PSI is reached.

44. All work areas shall be inspected by the District for final approval. As-built drawing submittals are required for District approval.

45. No work is allowed on weekends or District-recognized holidays unless otherwise authorized in the required permit.

From:	Wang, Chien
To:	jeisberg@ci.lafayette.ca.us
Cc:	Planning.review; McGregor, Jennifer; Pon, Vincent; Elawady, Matt; Hooper, Douglas
Subject:	S-11672 Agency Review, DR18-24 | 1001, 1007, & 1009 OAK HILL ROAD, LAFAYETTE
Date:	Tuesday, November 5, 2024 12:17:42 PM
Attachments:	00_Cover_Page S-11672.pdf

Dear Jean,

See EBMUD's attached comments on the subject agency comment request.
Please ensure that EBMUD comments are provided to the project applicant and owner.

Best regards,
Chien

Chien Wang, PE (she/her)| Associate Civil Engineer
Water Distribution Planning Division| EBMUD
375 Eleventh Street, MS 701, Oakland, CA 94607
(510) 287-1086 | chien.wang@ebmud.com

EAST BAY MUNICIPAL UTILITY DISTRICT
stewardship integrity respect teamwork

The information provided is not a proposal to provide water service and is based on preliminary information and is subject to revision. A completed water service application is needed for final determination.

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